169.0	0010	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	732,400	/	732,400
USE VALUE:	732,400	/	732,400
ASSESSED:	732,400	/	732,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
279		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLAAS ERIC H/WENDY J
Owner 2:	
Owner 3:	
Street 1:	279 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC GOVERN SUSAN A -
Owner 2:	-
Street 1:	279 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1422 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	343,900		388,500	732,400
Total Card	0.103	343,900		388,500	732,400
Total Parcel	0.103	343,900		388,500	732,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.05 | /Parcel: 515.05

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112434
GIS Ref	
GIS Ref	
Insp Date	08/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0010-0004.0

!13114!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	343,900	0	4,500.	388,500	732,400		Year end	12/23/2021
2021	101	FV	333,900	0	4,500.	388,500	722,400		Year End Roll	12/10/2020
2020	101	FV	334,000	0	4,500.	388,500	722,500	722,500	Year End Roll	12/18/2019
2019	101	FV	259,800	0	4,500.	388,500	648,300	648,300	Year End Roll	1/3/2019
2018	101	FV	259,800	0	4,500.	327,500	587,300	587,300	Year End Roll	12/20/2017
2017	101	FV	259,800	0	4,500.	299,700	559,500	559,500	Year End Roll	1/3/2017
2016	101	FV	259,800	0	4,500.	255,300	515,100	515,100	Year End	1/4/2016
2015	101	FV	253,600	0	4,500.	222,000	475,600	475,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:11:59

LAST REV

Date	Time
11/08/18	15:21:25
danam	

USER DEFINED

Prior Id # 1:	112434
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13114

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC GOVERN SUSAN	48387-592		10/27/2006		479,000	No	No		
STEIN JEFFREY D	46359-522		10/27/2005		503,000	No	No		
STREILEIN WILLI	34943-401		3/1/2002		366,000	No	No		
GOLDSTEIN FRED/	25580-345		8/18/1995		204,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2018	1387	Porch	9,773	C				
1/4/2001	3	Redo Bat	15,000	C				
8/26/1998	615	Wood Dec	2,000	C				10X10 WDK 3X3 LAND

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	BS	Barbara S
6/29/2018	MEAS&NOTICE	CC	Chris C
10/18/2008	Meas/Inspect	197	PATRIOT
1/30/2007	MLS	MM	Mary M
1/30/2006	MLS	MM	Mary M
7/19/2005	OWNR INFO	BR	B Rossignol
2/26/2000	Inspected	264	PATRIOT
12/28/1999	Mailer Sent		
12/13/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	7									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	tan
View / Desir:	

BATH FEATURES

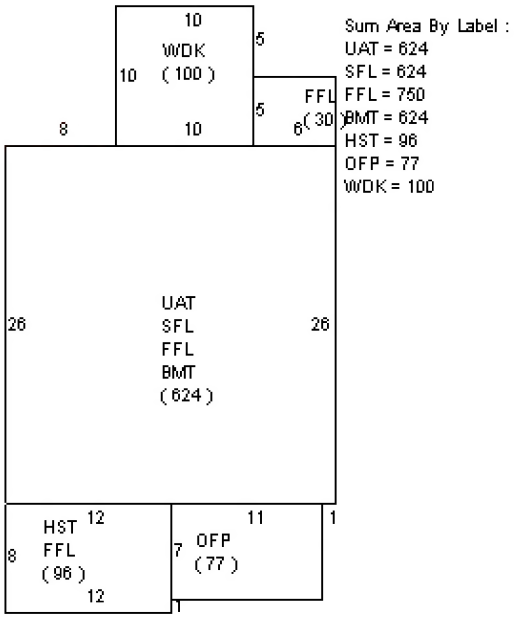
Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	89250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422541
Depreciation:	78593
Depreciated Total:	343948

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.10
Special Features:	0	Val/Su Net:	144.56
Final Total:	343900	Val/Su SzAd	241.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	173.730	130,296
BMT	Basement	624	52.120	32,522
SFL	Second Floor	624	173.730	108,406
UAT	Upper Attic	156	69.490	10,841
WDK	Deck	100	15.840	1,584
OFP	Open Porch	77	37.550	2,891
HST	Half Story	48	173.730	8,339

Net Sketched Area:	2,379			Total:	294,879
Size Ad	1422	Gross Area	2895	FinArea	1422

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0010-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: